

Department of Community and Economic Development

Economic Development Committee Meeting

July 12, 2004

4:00 p.m.

4th Floor Conference Room 4A

City Hall

777 B Street

Hayward, CA 94541-5007

A G E N D A

Public Comments: (Note: For matters not otherwise listed on the agenda. The Committee welcomes your comments under this section but is prohibited by State Law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)

- 1. Call to Order**
- 2. Approval of Minutes (June 7, 2004)**
- 3. Economic Development Activities Update (June 2004)**
- 4. Election and Seating of FY 2004-05 EDC Officers**
- 5. 2004/05 Meeting Schedule**
- 6. 2004/05 Future Agenda Items**
- 7. Committee Member Announcements**
- 8. Adjournment**



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Sylvia Ehrental
Ann Bauman
Paul Dalmon

Maret Bartlett
Interested Parties
Daily Review
Post

**ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
Minutes
JUNE 7, 2004**

CALL TO ORDER: Chair Barrow called the meeting to order at 4:08 p.m.

ATTENDANCE:

Committee Member	Present 6/8/04	All Meetings Year to Date		Meetings Mandated By Resolution	
		Present	Absent	Present	Absent
Timothy Barrow (Chair)	✓	9	2	9	2
Steve Bristow	no	7	4	7	4
Mayor Cooper	✓	8	3	8	3
Council Member Dowling	✓	6	5	6	5
Joyce Jaquith	✓	10	1	10	1
Ed Mullins (Vice Chair)	✓	9	1	9	1
Joel Peña	✓	10	0	10	0
Lisa Ringer	✓	10	0	10	0
Council Member Ward	✓	5	6	5	6

OTHERS ATTENDING: Jesús Armas, City Manager
Sylvia Ehrenthal, Director of Community & Economic Development
Maret Bartlett, Redevelopment Director
Sally Porfido, Economic Development Specialist
Guest: Nicholas Yulico, Business Reporter, Daily Review

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The minutes of May 3, 2004 were approved.

ECONOMIC DEVELOPMENT ACTIVITIES UPDATE:

Ms. Ehrenthal reported that E.D. staff has been in contact with Mariani Packing Co. to provide assistance with their questions concerning a future relocation from their Vacaville facility. They are currently analyzing information provided by Marilyn Mosher on the cost of water and sewer services for their fruit cleaning process. They will make a decision in the near future on where to relocate and it will involve purchasing a 200,000 sq. ft. facility and 400 jobs.

Staff also spoke to 11 potential small business loan applicants. A majority of these involved start-up businesses and were referred to appropriate contacts at the Small business Administration or SCORE.

Staff met with Teresa Tellis, State of California Employment Training Panel (ETP) regarding their program to assist companies retrain workers. It is an employer-supported training program used to improve the State's economic climate. ETP benefits the overall California economy by focusing most of its funds on the training of workers in the Manufacturing industry or companies facing out-of-state or international competition.

APPOINTMENT OF NOMINATING COMMITTEE:

The following EDC Committee Members were appointed to the Nominating Committee: Joel Pena, Joyce Jaquith, and Lisa Ringer.

REDEVELOPMENT ACTIVITIES UPDATE:

Ms. Ehrenthal introduced the guest speaker, Maret Bartlett, Redevelopment Director. Ms. Bartlett passed out the most recent Redevelopment Activities Summary, updated January 12, 2004 and began her update with an overview of the B & Foothill project known as Cinema Place. This 2.4 acre property, formerly an Albertson's market, was acquired by the Redevelopment Agency in 2002. The agency is in negotiations with Blake Hunt Ventures to redevelop the site with a two-story entertainment center, including a multi-screen theatre, approximately 95,000 s.f. of retail and restaurant space, and a four-level parking garage with approximately 350 parking spaces. The Redevelopment Agency will own the upper two floors of the parking garage.

The plan is for a major anchor tenant, Cost Plus to occupy the ground floor. On the top level would be a 12 screen theater to be operated by Century Theaters. The proposed theater will have 1,800 seats total, approximately 150 seats per theater. Exact size per theater is not known at this time. Access to the theater will be from C Street and possibly another entrance off Foothill. They are considering three entrances. The site will have attractive neon signs, an enclosed escalator, grand staircase, handicapped elevator and a rounded corner with block glass at B & Foothill. For ease of customers, the City is looking at the possibility of instituting a left turn off Foothill Blvd. onto B Street. If approved, construction is estimated to start early next year and it will take about 15 months to complete. This project is scheduled to be presented to the Planning Commission the first of July and to City Council later in July.

Ms. Bartlett explained that the Redevelopment Agency may expand Municipal Lot 2 to A Street, as well as adding a level to the City of Hayward parking structure of approximately 175 spaces. This will take about six months to complete.

The Redevelopment Agency is continuing work in the Cannery area. The Cannery Area Design Plan was adopted in 2001. A major component of the plan is a new school and expansion of Cannery parking to serve the existing neighborhood. The plan is to bring in approximately 700-800 homes which would add 200 students into the area. It will take a minimum of two years before the school is open and a number of years before the entire project will be complete.

Staff gave an update on Sara Conner Place, the 57 unit rental housing project across from Chapel of the Chimes. This will be a good addition to the neighborhood and construction should begin early 2005. This project is in the Redevelopment area and will be funded by tax credits.

Staff updated the Committee on the Palm Tag Building recently acquired by Browman Development. They will begin rehabilitation of the building around August of 2004 with completion projected for January 2005.

COMMITTEE MEMBER ANNOUNCEMENTS:

None.

ADJOURNMENT: Meeting was adjourned at 5:15 p.m.